

**MARKED AGENDA
ZONING REVIEW BOARD
OCTOBER 1, 2020
6:00 P.M., ZOOM MEETING
5:00 P.M., ZOOM MEETING**

MUST HAVE A ZOOM ACCOUNT OR USE DIAL IN NUMBER BELOW

<https://atlantaga-gov.zoom.us/j/96787734799?pwd=ZGllM3BHRTUrTFRMcjFDc052dmRsQT09>

Meeting ID: 967 8773 4799 Password: 757803

Dial-In Number: +1-929-205-6099 96787734799#

NEW CASES

1. **Z-20-49** An Ordinance by Zoning Committee to rezone from R-5/BL (Two Family Residential/BeltLine Overlay) to MR-3/BL (Multifamily Residential/BeltLine Overlay) for property located at **993 Boulevard, S.E., 997 Boulevard, S.E., 1003 Boulevard, S.E., and 1007 Boulevard, S.E.** fronting 100 feet on the west side of Boulevard, S.E. commencing at a #5 open top pipe found at the intersection of the westerly right-of-way line of Boulevard (f/k/a South Boulevard) and the southerly right-of-way line of Mead Street and being the true point of beginning Depth: varies Area: .803 Acres, Land Lot 42, 14th District Fulton County, Georgia
OWNER: SCOTT ALLEN MITCHELL AND ANYESS ROSS TRAVERS
AND DONALD RIDDOCK AND CHARLES WALKEN
APPLICANT: MIDDLE STREET PARTNERS, LLC BY JOHNSON BAZZELL
NPU W COUNCIL DISTRICT 1
NPU RECOMMENDATION: NO RECOMMENDATION
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 60 DAY DEFERRAL
2. **Z-20-57** An Ordinance by Councilmember Carla Smith to rezone from R-4 (Single Family Residential) to MRC-1-C (Mixed Residential Commercial Conditional) for property located at **1851 Jonesboro Road, S.E.;** and for other purposes
NPU Y COUNCIL DISTRICT 1
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL

3. **U-20-10** An Ordinance by Zoning Committee for a special use permit pursuant to 16-18S.006 for a child care center for property located at **800 Joseph E. Boone Boulevard, N.W.**, fronting 196 feet on the south side of James P. Brawley Drive beginning at a point at the intersection of the southerly right-of-way line of Simpson Street and the easterly right-of-way line of Newport Street and run then along said southerly right-of-way line of Simpson Street southeast a distance of 346.61 feet to a point on the westerly right-of-way line of James P. Brawley Drive Depth: varies Area: 1.811 Acres, Land Lot: 11, 14th District Fulton, Georgia

OWNER: SIMPSON STREET CHURCH OF CHRIST

APPLICANT: MARCUS T. WATKINS

NPU L COUNCIL DISTRICT 3

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

ZRB RECOMMENDATION: APPORVAL CONDIITONAL

4. **U-20-12** An Ordinance by Zoning Committee for a special use permit pursuant to 16-06.005(b) for a child care center for property located at **1561 McLendon Avenue, N.E.** fronting 247 feet on the south side of McLendon Avenue, N.E. beginning at an iron pin set at the intersection of the southerly right-of-way line of McLendon Avenue and the easterly right-of-way line of Mell Avenue Depth: 125 feet Area: .99 Acres, Land Lot: 210, 15th District DeKalb County, Georgia

OWNER: NEIGHBORHOOD CHURCH, INC.

APPLICANT: CARLA A. KEY

NPU N COUNCIL DISTRICT 2

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

ZRB RECOMMENDATION: APPROVAL CONDITIONAL

DEFERRED CASES

5. **Z-19-76** An substitute Ordinance by Councilmember J.P. Matzigkeit to amend the 1982 Atlanta Zoning Ordinance, as amended, by amending the R-LC (Residential Limited Commercial District), C-1 (Community Business), C-2 (Commercial Service), C-3 (Commercial Residential), C-4 (Central Area Commercial Residential), C-5 (Central Business Support), I-MIX (Industrial Mixed Use District), NC (Neighborhood Commercial), and MRC (Mixed Residential Commercial) zoning districts so as to allow a **"Party House"** as a use in some commercial zoning districts and expressly prohibit it as a use in certain districts including solely residential districts

ALL NPU's

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL OF SUBSTITUTE ORDINANCE

ZRB RECOMMENDATION: APPROVAL OF SUBSTITUTE ORDINANCE

*Please note the ZRB Rules of Procedure have been amended. Please click the following link to review a copy of the rules adopted on July 23, 2020 - <http://www.atlantaga.gov/index.aspx?page=397>.

6. **Z-19-118** A Substitute Ordinance by Councilmember Marci Collier Overstreet to rezone certain properties from R-4 (Single Family Residential) to R-4B (Single Family Residential) fronting 836.7 Feet on the east side of Beecher Road, S.W. beginning at the intersection of Beecher Road, S.W. and Herring Road, S.W. in which to **implement certain recommendations of the Atlanta City Design Plan**; and for other purposes.

NPU S

COUNCIL DISTRICT 11

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL OF SUBSTITUTE ORDINANCE

ZRB RECOMMENDATION: APPROVAL OF SUBSTITUTE ORDINANCE

7. **Z-20-41** An Ordinance by Zoning Committee to rezone from MRC-2-C/BL (Mixed Residential Commercial Conditional/BeltLine Overlay), to MRC-2-C/BL (Mixed Residential Commercial Conditional/BeltLine Overlay) for a change of conditions for property located at **689 Boulevard, N.E. and 513 Ponce de Leon Avenue, N.E.** fronting approximately 57.46 feet on the east side of Boulevard, N.E beginning at a 5/8" rebar set at the intersection of the easterly right-of-way of Boulevard with the southerly right-of-way of Ponce De Leon Avenue Depth: 268.5 feet Area: 0.959 Acres, Land Lot 48, 14th District Fulton County, Georgia

OWNER:

JODACO INC. A GEORGIA CORPORATION

APPLICANT:

DAVID C. KIRK AS ATTORNEY

FOR CHICK-FIL-A, INC.

NPU M

COUNCIL DISTRICT 2

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

ZRB RECOMMENDATION: APPROVAL CONDITIONAL

END OF AGENDA